079.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	913,200 / 913,200
					USE VALUE:	913,200 / 913,200
					ASSESSED:	913,200 / 913,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANKS JOAN L/TRUSTEE	
Owner 2:	65 BRATTLE ST TRUST	
Owner 3:		
Street 1:	65 BRATTLE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BANKS JOAN L/ETAL -
Owner 2:	BANKS THOMAS R -
Street 1:	65 BRATTLE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 3167 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	514,200		399,000	913,200
Total Card	0.115	514,200		399,000	913,200
Total Parcel	0.115	514,200		399,000	913,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.36 | /Parcel: 288.3

Legal Description

User Acct 49272

GIS Ref

GIS Ref

Insp Date 11/05/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 079.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	513,900	0	5,000.	399,000	912,900	912,900	Year End Roll	12/18/2019
2019	105	FV	408,300	0	5,000.	399,000	807,300	807,300	Year End Roll	1/3/2019
2018	105	FV	408,300	0	5,000.	267,900	676,200	676,200	Year End Roll	12/20/2017
2017	105	FV	384,200	0	5,000.	256,500	640,700	640,700	Year End Roll	1/3/2017
2016	105	FV	384,200	0	5,000.	233,700	617,900	617,900	Year End	1/4/2016
2015	105	FV	344,700	0	5,000.	188,100	532,800	532,800	Year End Roll	12/11/2014
2014	105	FV	344,700	0	5,000.	168,200	512,900	512,900	Year End Roll	12/16/2013
2013	105	FV	357,800	0	5,000.	159,600	517,400	517,400		12/13/2012

!6458!

PRINT

Date	Time
12/10/20	21:14:07

LAST REV

Date	Time
07/22/19	15:14:50
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6458

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANKS JOAN L/ET	42461-288		4/10/2004	Family	1	No	No		
BANKS JOAN/TRUS	25246-454		3/28/1995		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2003	582	New Wind	15,300					46 vinyl repl wndw
3/9/1998	118	Manual	4,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	Meas/Inspect	BS	Barbara S
2/23/2009	Meas/Inspect	163	PATRIOT
1/12/2000	Meas/Inspect	243	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	70.	1.14	11									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09680843
Const Adj.:	1.02010000
Adj $ / SQ:	190.205
Other Features:	133750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698575
Depreciation:	184424
Depreciated Total:	514151

COMMENTS

NO ATTIC INLAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

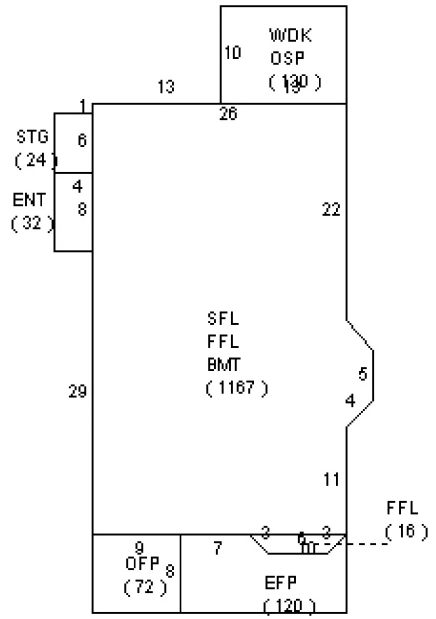
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.21
Special Features:	0	Val/Su Net:	127.75
Final Total:	514200	Val/Su SzAd	218.81

SUB AREA

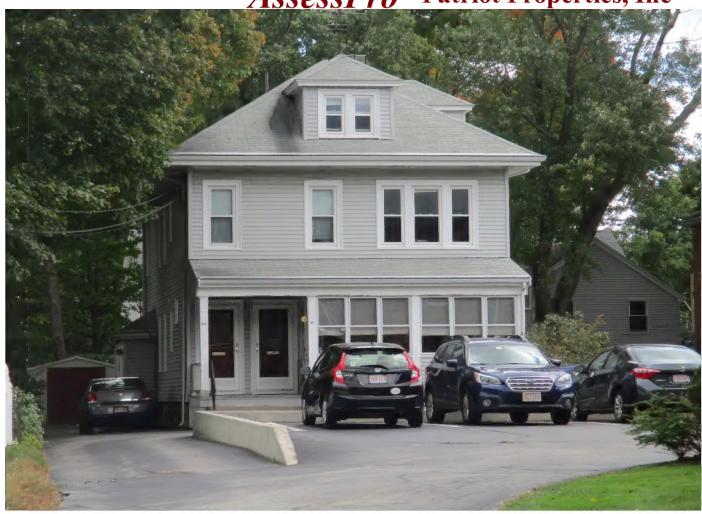
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,183	190.210	225,013
BMT	Basement	1,167	87.020	101,551
SFL	Second Floor	1,167	190.210	221,969
OSP	Screen Porch	130	32.760	4,258
WDK	Deck	130	13.970	1,816
EFP	Enclos Porch	120	50.920	6,110
OFP	Open Porch	72	40.210	2,895
ENT	ENTRY	32	26.930	862
	Net Sketched Area:	4,025	Total:	564,825
Size Ad	2350	Gross Are	4025	FinArea 3167

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	70		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 079.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	9X10	A	AV	1970	0.00	T	39.2	105						

More:	N	Total Yard Items:		Total Special Featues:		Total:	